

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 21, 2023**

**MEMBERS IN**

**ATTENDANCE:** Mark Robertson, Vice-Chairman  
Paula Musselman  
Charles Stuhre

**NOT PRESENT:** Tim Staub, Chairman  
James Tanzola

**ALSO IN**

**ATTENDANCE:** Randall Heilman, Director of Community Development  
John Luciani, Township Engineer/Deputy Zoning Officer  
Charles Rausch, Esq., Township Solicitor  
Elizabeth Gangloff, Esq., Solicitor  
Angel Diaz, Human Resources Assistant  
Jill Trostle, Stenographer

**1. CALL TO ORDER**

**A. Pledge of Allegiance**

Vice-Chairman Mark Robertson called the meeting to order at 6:07 p.m. and led the Pledge of Allegiance.

**2. ACTION ON THE MINUTES**

**A. AUGUST 17, 2023**

Paula Musselman moved approval of the minutes of August 17, 2023, seconded by Charles Stuhre. All Board members present voted in favor and the motion carried.

**3. BRIEFING ITEM**

**SD-2022-0001 - Final Subdivision Plan - Jason E. and Lindsay J. Shields**

Mr. Heilman provided an overview of the Final Subdivision Plan submitted by Burget & Associates on behalf of Jason E. and Lindsay J. Shields, for the property at 3534 Druck Valley Road. The plan proposes the subdivision of a 1.091-acre residential lot from a 12.187-acre parcel with an existing dwelling unit that is served by public sewer and an on-lot well for water. The proposed Lot 3 will be served by public sewer via a proposed 20' wide sanitary sewer easement to connect to the existing sewer lines on Lot 2, and will receive water served via an on-lot well. The property is zoned RR - Rural Residential. Mr. Heilman and Mr. Luciani met with the consultants to review comments, concerns and issues to be addressed. Chris Hinkle of Burget & Associates was present to speak to the plan and answer questions of the Planning Commission Board members.

Mr. Chris Hinkle of Burget & Associates stated the existing lot is a rural residential lot approximately 12 acres with an existing house and existing access to Druck Valley Road. The property is bisected in half with an existing public utility sanitary sewer line. The existing house feeds into the existing sewer main for the utility. The plan proposes to add an additional lot of one acre for a new residential lot, which will be

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serviced by on-lot water and will use a proposed sewer main easement to tie into the existing municipal main. Mr. Hinkle is confident the comments, concerns and notes on the plan will be able to be resolved, and will not result in changes in layout of the plan.

Mr. Rausch questioned the date of the plan, to which Mr. Heilman responded the original plan was presented in 2022, but was placed on hold at the request of the applicant.

Mr. Luciani noted a comment on the plan referencing buildings that appear on Google Earth, which are not reflected on the plan. Those buildings were demolished and a new home was built. This home will be connected to the public sewer main. Mr. Luciani suggested to the consultant to provide a finished floor elevation for the home. Stormwater will not be addressed at this point but they do need to secure Highway Occupancy Permits for the new driveway. Messrs. Heilman and Luciani also discussed the extensive drainage area that flows through these properties and the need to determine if there is a channel on this site that could create a potential water problem onto Druck Valley Road. Mr. Luciani noted the proposal is not a minor subdivision, but is a regular subdivision plan. The applicant is asking for waivers for the installation of sidewalks, curbing, gutters, and street lights. Mr. Robertson stated he does not recall ever providing a hard waiver for sidewalks.

Mr. Luciani noted the back of the property is a steep slope zone, and it was suggested to the consultant that everything south of the soil line be delineated as a steep slope area because certain items are prohibited in this zone, such as building a pool and grading. The consultant will quantify the drainage flowing through the property and take action to prevent water flowing into the road.

Mr. Robertson expressed concern that Act 74 prevents a landowner from changing stormwater flowing off to adjacent properties such as the Coppersmith property.

Mr. Stuhre noted the plan refers to Lot 2 and Lot 3, and asked about the location of Lot 1. Chris of Burget & Associates was not able to respond because the existing lot was Lot 2 of a greater plan. Lot 1 may have been to the east, west or north. Mr. Rausch suggested a note be added to the plan explaining the location of Lot 1. Chris will review the deed further to determine the location of Lot 1 and will add a note to the plan.

Mr. Luciani stated Lot 2 is categorized as Clean and Green, and when Lot 3 is created, rollback taxes of 7 years will have to be paid.

Mr. Luciani reported he informed the consultant that the sewer line easement that extends to Lot 3 should be mentioned in both deeds as a lateral, not a main. A comment will be added to the comments to add a maintenance agreement for the sewer line. It was also suggested that the location of the proposed house be moved further up the hill so the sewer flows downward and does not have to be pumped upward. Mr. Stuhre suggested the sewer line easement be moved or put on an angle so that it flows down hill in a similar fashion to Lot 2. Mr. Luciani agreed this would take advantage of gravity and create less of an encroachment on Lot 2. Mr. Robertson stated all suggestions shared this evening should be noted on the plan.

Mr. Heilman asked the consultant to request an extension, and to return in November to provide an update on the final subdivision plan.

**4. ACTION ITEMS**

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No items were presented for action.

**MODIFICATION/WAIVER RECOMMENDATIONS**

No modification/waiver recommendations were submitted.

**5. INFORMATIONAL**

Mr. Heilman requested signatures on a land development plan for 4100 Lincoln Highway East. The subdivision plan has been recorded. The land development plan will be recorded after it is signed by the Planning Commissioners next week.

**6. NEW BUSINESS** - No new business was presented.

**7. OTHER BUSINESS** - No other business was presented.

**8. ADJOURNMENT**

**VICE CHAIRMAN ROBERTSON ADJOURNED THE MEETING AT 6:36 P.M.**

Respectfully submitted,

Secretary  
/jht